



GLEN HEATON

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01617 062054

7 Belford Avenue, Denton

Offers Over £270,000

3 1 2



- Please Quote Ref GH702
- Quiet Cul De Sac
- Off Road Parking
- Large Rear Garden
- Large Open Plan Living Dining Area
- Immaculate Condition Throughout
- Modern Fitted Bathroom
- Modern Fitted Kitchen

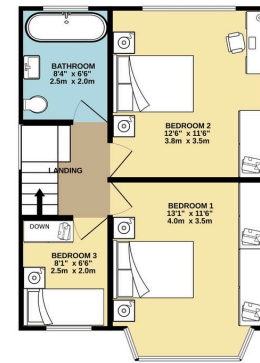




GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 62024

Open Day Saturday 7th December, Call To Book Your Time Slot.

Welcome To Belford Avenue, Denton, An Extended Three Bedroom Bay Fronted Semi Detached Home.

11/29/24, 11:38 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
7, Belford Avenue Denton MANCHESTER M20 2LE	Energy rating D	Valid until: 23 January 2027 Certificate number: 8723-6429-8388-9114-0022																																
Property type	Semi-detached house																																	
Total floor area	96 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/energy-ratings-for-landlords).																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>← D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	← D		39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificate.service.gov.uk/energy-certificates/8723-6429-8388-9114-0022?type=view>

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